



MEETING NOTICE

TIME: 9:30 A.M.
DATE: October 19, 2011
PLACE: County Board Room, 2nd Floor - County Building

A G E N D A

1. CALL TO ORDER.
2. ROLL CALL.
3. APPROVAL OF MINUTES OF PREVIOUS MEETING.
4. MINUTES OF THE EXECUTIVE POLICY BOARD.
5. REPORT OF OFFICERS.
6. REPORT OF THE EXECUTIVE DIRECTOR.
7. CORRESPONDENCE.
8. PUBLIC HEARINGS.
9. COMMITTEE REPORTS.
10. UNFINISHED BUSINESS.
11. NEW BUSINESS.
12. ADJOURNMENT.

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
September 21, 2011

1. CALL TO ORDER.

Chairman Brad Mills called the meeting to order.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2011	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2012	FEBRUARY	MARCH	APRIL	MAY	JUNE
X	X	X									
	X	X									
X	X	X									
X	X	X									
X	X	X									
X											
X		X									
X	X	X									
X	X										
	X	X									
X	X	X									
X											
X		X									
X	X	X									
		X									

COMMISSION MEMBERS

Brad Mills, Chairman (August 2011 - present);
 Larry Eastep (July 2011)
 Eric Hansen, Vice-Chairman
 Kip Kolkmeier, Secretary
 Mayor Mike Houston – M. Farmer
 Andy Van Meter – B. McFadden
 Alderman Sam Cahnman
 Alderman Doris Turner (August 2011 – present);
 Frank Lesko (July 2011)
 Tim Moore – B. Burnett
 Andy Goleman – C. Stratton
 Leslie Sgro – B. Reardon
 Frank Vala – R. Blickensderfer
 Frank Squires – L. Tisdale
 Dick Ciotti – G. Humphrey
 Bill Looby – D. Smith
 Bill Moss (August 2011 – present);
 Claudio Pecori (July 2011)
 Kenneth Springs
 Larry Hamlin

Others

Jim Good
 Alex Lyons
 Nick McCarthy
 Louie Rogers
 Rick Weber

Staff

Molly Berns
 Abby Bybee
 Jeff Fulgenzi
 Steve Keenan
 Mary Jane Niemann
 Norm Sims
 Joe Zeibert

Chairman Mills welcomed new commission member, Bill Moss.

3. **MINUTES OF MEETING.**

Chairman Brad Mills asked if there were any additions or corrections to the minutes of the August 17, 2011 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board. Norm Sims noted that budget printouts were received yesterday. He said the scheduling for the proposed budget review process appears to allow time for the Executive Policy Board to review the SSCRPC's proposed budget immediately following the October 19, 2011 Regional Planning Commission meeting.

5. **REPORT OF OFFICERS.**

There were no other reports from officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

A. **Workshops for Commissioners** – Sims reported that the staff received notice from the Illinois Chapter of the American Planning Association of upcoming Citizen Planner Workshops for Commissioners. Workshop dates / locations are as follows: October 13 in East Peoria; November 5 in Belvidere; and November 18 in Bloomington. Sims encouraged Commission members to contact the staff for additional information if they were interested in attending any of the workshops.

B. **Project Inventory** – Sims noted that the project inventory is currently being updated and a report will be presented at the October Regional Planning Commission meeting. The report will outline the status of various projects being undertaken by the Regional Planning Commission staff.

7. **CORRESPONDENCE.**

Sims reported that two items have been received through the A-95 review process. This process asks the Commission to identify any significant impacts/problems regarding a request for funding that is in conflict with another similar request or if problems are seen under environmental review. The two items were: (1) Springfield Housing Authority – 2011 Capital Fund Program and (2) City of Springfield – release of 2011 Community Development Block Grant Funds. Sims said no problems were identified with either item and noted that action was only needed if there was an objection.

Staff also received correspondence from the Riverton Fire Chief regarding Lyons Estates. (See Attached). That correspondence will be discussed during the committee reports.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Joe Zeibert presented the following project to be reviewed by the Planning Commission this month via a power point presentation.

Lyons Estates City Minor Subdivision

Variance of Sec. 153.158(B)(2) – Lot Arrangement

Description: Pt. NW ¼, Section 29, T16N, R4W (North side of Old Route 36, north of I-72 and east of Kamm Road)

LSC Action: Recommend denial of a Variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow a flag lot and to allow a lot without frontage upon and access to a public street.

Joe Zeibert noted that copies of information regarding this project were available next to the sign-in sheet at the back of the room. He said this property is a 4 acre parcel located off of Old Route 36 within the City of Springfield's 1½ mile subdivision jurisdiction. A variance of Sec. 153.158(B)(2) – Lot Arrangement is being requested. This creates a lot that does not front along a public road. He said there is a house located on Lot 2 and that there is an existing access road that goes to the back.

Zeibert noted that the staff recommended denial of the variance request based on two ordinance requirements. One requirement was that the intent of the chapter is maintained with the goal being to allow for adequate public services. A parcel is being created behind another parcel which the staff felt reduced the visibility from the public road and could slow down emergency response. The private access road to serve the proposed parcel is narrow and comprised of gravel/dirt which could also hinder emergency response. Another requirement was that the circumstances upon which the requirements for a variance is based on are not the result of the subdivider's affirmative act or failure to act. Zeibert noted that in 1995, the Lyons family reconfigured the existing parcels to create this irregular shaped lot. He reiterated that the staff and Land Subdivision recommended denial of the variance.

Sims said that according to city legal counsel, the Regional Planning Commission has two options: (1) concur with the action of the Land Subdivision Committee to deny the variance; or (2) not concur with the action of the Land Subdivision Committee and approve the variance. Conditions could not be placed upon the project at this point in the process. If approved, it would go on to the City Council as submitted. The City Council could add any requirements.

Zeibert said this development is in a unique situation. It is located within the 1 ½ mile subdivision jurisdiction of the City of Springfield. The variance for the flag lot must be approved by the City of Springfield. The subdivider also needs to get county zoning approval for that type of lot to exist.

Louie Rogers, Riverton Fire Chief, stated that he has looked at this property and met with Chief Ken Fustin and Assistant Chief Greg Surback of the Springfield Fire Department. He said they agree that the road is narrow, but noted that fire department serves the homes currently there along that road and they have no problem getting fire equipment back there. He said that road is no different that 90% of the roads in the fire

protection district. He noted that the property at the far end can be accessed from two different ways -- from the access road and across the neighbor's property off of Kamm Road.

Zeibert asked if the access to the back was currently cut off. Rogers said there is plastic fence along the back and noted that it was not normally a pathway to get through there. Rogers said it was not a through road.

Alex Lyons of 4145 Old Route 36 addressed the Commission. Lyons said he spoke with the county board rep who had no problem with this development. He did not believe there was an issue with water (maps, psi, water ratings, water fill station across, hydrant). Zeibert said if the variance was granted, and the development progressed through the minor subdivision process, that there would need to be a 100' setback between the houses. As far as extending water, Zeibert said that was up to the water district and fire protection district.

Eric Hansen asked Lyons if he lived on that property. He said that he did. Hansen asked if it was family that wanted to build on the back. Lyons said it was family. Lyons said there is a 60' recorded easement for the other two houses back there.

Zeibert said since the property is in the city's 1½ mile subdivision jurisdiction, the property could be annexed to the city at some point. If that occurs, the Springfield Fire Department would provide fire protection. Zeibert asked Rick Weber if the Springfield Fire Department had any issues. Weber said he could not attend the Land Subdivision Committee meeting, but had no comments then and no issues now.

Zeibert reiterated that the staff recommends denial of the variance request.

Brian McFadden moved to approve the variance request (Variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow a flag lot and to allow a lot without frontage upon and access to a public street). Eric Hansen seconded the motion and the vote was unanimous.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

There was no new business.

12. ADJOURNMENT.

There being no further business, the meeting was adjourned.

Respectfully Submitted,



Mary Jane Niemann
Recording Secretary

August 11, 2011

Re: Variance

To Whom It May Concern:

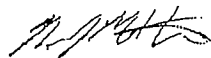
We, Jennifer A. McCarthy and Nicholas J. McCarthy, are requesting a variance on splitting a third generation owned property located at 4145 Old Route 36, Springfield, Illinois which would create a flag lot. (Sec. 153.158 (b) (2)).

The current property owners, V. Alex Lyons and Dana F. Lyons, have written a letter of intent to subdivide the named property of 4.07 acres at a proposed line drawn on the plat of survey map into two equal halves in order to build a single family home to be occupied by a fourth generation family member. Each lot will be 2.035 acres.

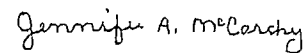
As states, this will cause a flag lot to be created. Access will be on the 60 ft easement which begins at the center line of Old Route 36 in front of 4145 and continues past the proposed site to two additional addresses of family owned property.

We appreciate your time and consideration.

Sincerely,



Nicholas J. McCarthy



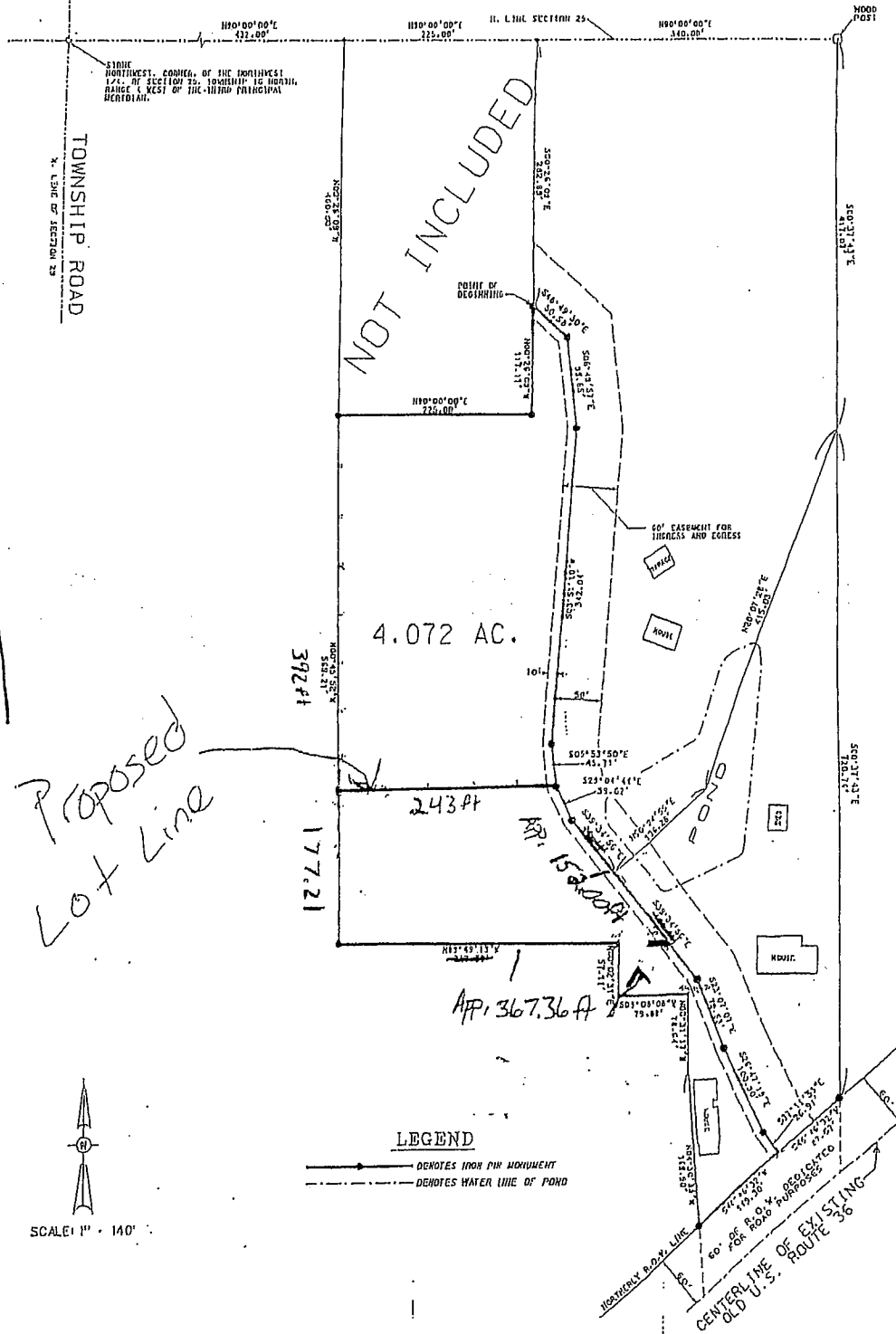
Jennifer A. McCarthy



FOR: V. ALEX LYONS AND DANA F. LYONS
R.R. #1 4167 OLD RT. 36
SPRINGFIELD, IL 62707

PLAT OF SURVEY

(SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION)





Riverton Fire and EMS

710 Riverton Rd. Riverton, IL 62561 Phone: 217.629.8107 Fax: 217.629.8159

September 16, 2011

To whom it may concern:

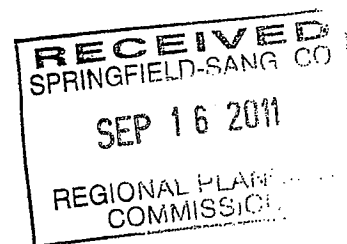
This letter is in regards to the property located behind 4145 Old Route 36 that is trying to be subdivided for an addition of a single family dwelling. We have looked at this property and responded to adjacent properties for calls in the area and that find access is not an issue. I met with Chief Ken Fustin and Asst. Chief Greg Surbeck of the Springfield Fire Department and showed them the area as well. We were all in agreement that the height of some trees would need to be raised and potentially a tree removed but that it wouldn't hinder response capabilities. The property owner has agreed to install a culdasec to aid in turning apparatus around as needed.

Water supply was also addressed and is not a concern as outlined by Mr. Carver.

If you have any questions please feel free to contact me at 217-306-6255.

Thank you,

Louie Rogers, EMT-P
Fire Chief
Riverton Fire and EMS



*Sugar Creek Public Water District
208 West Clinton
Springfield, IL 62707
PH: (217) 523-1895*

September 15, 2011

To Whom It May Concern:

For fire protection they have access to two fire hydrants and a water-fill station as shown in drawing. Drawing shows the distance from the center of their drive to the water source. Also the Static PSI is shown above each hydrant on the drawing.

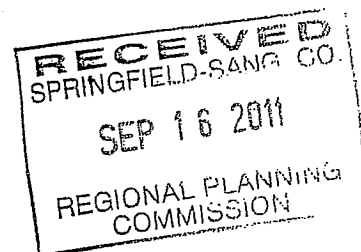
For their water service there should be no problem to have adequate water and/or pressure to their proposed residence.

If you have any further questions please feel free to contact us.

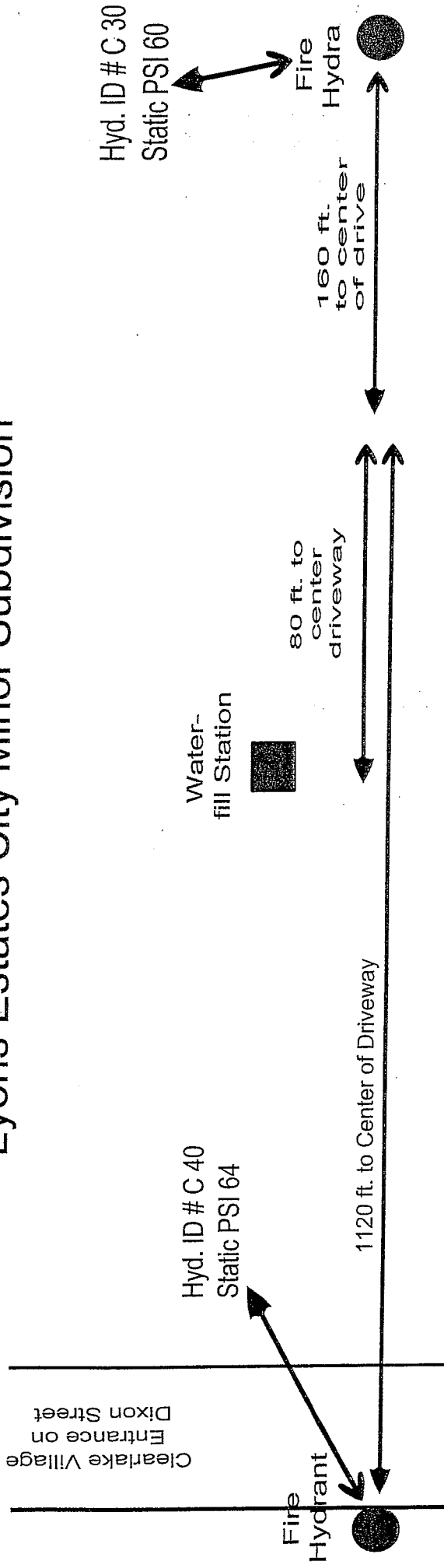
Sincerely,

Don Carver

Don Carver
President



Lyons Estates City Minor Subdivision



Old Route 36

6" Water Main

Proposed Meter Pit

Easement Driveway

RECEIVED
SPRINGFIELD-SANG. CO.
SEP 16 2011
REGIONAL PLANNING
COMMISSION

NORTH

4157
Old Rt. 36